

\$2,600,000 - 56 Blue Mountain Road B304, Santa Rosa Beach

MLS® #991229

\$2,600,000

3 Bedroom, 4.00 Bathroom, 2,559 sqft
Condominium

BELLA VITA, Santa Rosa Beach, FL

Welcome to Bella Vita B304, a stunning gulf-front residence situated in one of the most exclusive gated communities on the west end of 30A. Perfectly positioned in the center building, this elegant third-floor condominium offers sweeping gulf views from both the living room and the primary suite, delivering the coastal luxury experience discerning buyers expect. Spanning 2,559 square feet, this beautifully updated three-bedroom, 3.5-bath home features an elevated design with thoughtful upgrades throughout. The expansive great room showcases custom wall-to-wall built-ins with a beverage refrigerator, shiplap accents, and a gas fireplace all framed by floor-to-ceiling windows overlooking the emerald coastline. The gourmet kitchen is equipped with Sub-Zero refrigeration, double Dacor ovens, a Sharp drawer microwave, and a brand-new KitchenAid six-burner gas cooktop, making it ideal for chefs and entertainers alike. The dining area comfortably seats up to 10, perfect for hosting gatherings with gulf views as your backdrop.

The primary suite is a private retreat offering gulf vistas, built-in storage, plantation shutters, and blackout drapes. The additional bedrooms provide generous space with king and queen accommodations, each designed for comfort and privacy. A spacious laundry room with



abundant cabinetry and a lockout closet adds convenience for full-time or second-home living.

Recent owner improvements include a new water heater, a full-unit dehumidifier, a new washer/dryer, updated furnishings, and artwork. In 2024, the HOA installed hurricane-resistant windows throughout the building, significantly reducing insurance costs and enhancing storm protection. The community is also transitioning to Live Oak fiber optic internet.

Bella Vita residents enjoy premium amenities, including two pools (one heated), a private and uncrowded beach, covered parking, a fitness center, the Grand Hall, and dedicated owner storage.

Thoughtfully upgraded and impeccably maintained, Bella Vita B304 offers a rare opportunity to own a luxury gulf-front residence with exceptional views, privacy, and premier amenities.

Built in 2003

Essential Information

MLS® #	991229
Sold Price	\$2,600,000
List Price	\$2,745,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,559
Year Built	2003
Type	Condominium
Sub-Type	Condominium
Style	N/A

Status	Sold
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Community Information

Address	56 Blue Mountain Road B304
Area	17 - 30A West
Subdivision	BELLA VITA
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Guest, Garage, Covered
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Fireplace, Owner's Closet, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Slate
Construction	Siding Brick Front, Stucco, Trim Wood

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website 275

Listing Details

Listing Office Scenic Sotheby's International Realty

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